

Submitted October 24, 2012
Approved as of
Date October 24, 2012

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 21-2012
Wednesday, September 19, 2012**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, September 19, 2012.

PRESENT

David Hill, Chair
John Tyner
Jerry Callistein
Kate Ostell
Dion Trahan
Jack Leiderman

Absent: Don Hadley

Present: Andrew Gunning, Assistant Director, CPDS
Cindy Walters, Assistant City Attorney
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Cas Chasten, Planner III
Robin Ziek, Historic Preservation Planner

I. REVIEW AND ACTION

- A. PLT2013-00521, Silverwood, Final Record Plat** to create a final record lot containing 190,519 square feet or 4.37 acres by consolidating two lots into one lot, 15955 Frederick Road, Zoned MXTD.

Bobby Ray presented the staff report recommending approval with noted changes, and he answered questions from the Commission.

Ines Vega, with VIKA Engineering was present to answer any questions from the Commission.

Commissioner Ostell moved, seconded by Commissioner Callistein, to approve Final Record PLT2013-00521. The motion passed on a 5-0 vote (Commissioners Trahan and Hadley were absent).

- B. PLT2013-00519, Duball Rockville LLC, 196 and 198 E. Montgomery Avenue, Final Record Plat** for a re-subdivision of two existing parcels containing 136,564 square feet or 3.13 acres, creating two new record lots and dedication of public right-of-way to accommodate the proposed new Renaissance Street. The subject site is located at 196 & 198 East Montgomery Avenue, Zoned PD-RCI.

Chair Hill recused himself because he is acquainted with two of the principals involved. Commissioner Tyner will act as Chair for this action.

Commissioner Trahan arrived.

Cas Chasten presented his staff report and answered questions from the Commission.

Nancy Regelin, with Shulman Rogers, representing the applicant, stated that she agrees with all the noted conditions and answered other questions from the Commission.

Commissioner Ostell encouraged the applicant to rename Renaissance Street to something more relevant to Rockville.

The following citizen spoke in favor of the project:

Martin Heilman is a resident of the Victoria condominiums in Rockville Town Center. He made reference to an October 8, 2012 Washington Post article on the failure of a development in Manassas Park, VA, making a case for what is right about the Rockville Town Center.

Commissioner Ostell moved, seconded by Commissioner Trahan, to approve Final Record Plat PLT2013-00519. The motion passed on a 5-0 vote. (Commissioner Hill recused himself, Commissioner Hadley was absent).

II. WORK SESSION - Adequate Public Facilities Ordinance (APFO), discussion of recommendations concerning school facility standards.

Deane Mellander began his discussion of the observations and recommendations concerning school facility standards. A number of changes were suggested by the Commission, and three straw votes were taken during the course of the discussion.

A straw vote was passed to keep the two-year test instead of recommending adoption of a five-year test (4-0-2, Commissioners Callistein and Ostell abstained).

A straw vote was passed to recommend retaining the school test on a school-by-school basis rather than averaged over the cluster (4-0-2, Commissioners Callistein and Ostell asbtained).

A straw vote was passed to recommend retaining the practice where the final APFS test is determined at the time of project approval rather than at the time of application (5-0-1, Commissioner Ostell abstained).

The Commission asked staff to update the draft memo to reflect the changes discussed, and bring it back for action for the next meeting.

III. PRESENTATION – Amendment to the Montgomery County Heritage Area Plan.

Presentation of Public Hearing Draft Heritage Area Amendment to the Montgomery County Heritage Area Management Plan, and proposed language to amend the Comprehensive Master Plan to allow the City to join the Maryland Heritage Area program.

Robin Ziek presented the amendment and provided an overview of Heritage Tourism. She also highlighted various goals and answered questions from the Commission.

IV. COMMISSION ITEMS

- A. Staff Liaison Report – Mr. Gunning provided an update on the upcoming Commission meeting.
- B. Old Business – Mr. Gunning provided wording regarding a civility statement for review.
- C. New Business – None.
- D. Minutes – Commissioner Leiderman moved, seconded by Commissioner Tyner to approve the August 8, 2012 Planning Commission meeting minutes. The motion passed on a 4-0 vote (Commissioners Hill and Callistein abstained and Commissioner Hadley was absent).
- E. FYI Correspondence

V. ADJOURN

There being no further business Commissioner Callistein moved, seconded by Chair Hill, to adjourn the meeting at 9:14 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary